

Client Detail Report

Active 03/21/07 **Listing # 113290** 200 Ridge Rock Rd Sedona, AZ 86351-6319 **Listing Price: \$998,888**
County: Yavapai



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Big Park	Subdivision	Sedona Golf Resort
Beds	3	Approx SqFt Main	2865 County Assessor
Baths	2.50	Price/Sq Ft	\$348.65
Year Built	2003	Lot Sq Ft (approx)	16988 ((County Assessor))
Tax Parcel	405-50-100	Lot Acres (approx)	0.390

Directions Hwy 179 South to Bell Rock , turn Right. Proceed to Lindsay Way, turn left, and go to the stop sign at Kaibab and turn right. Turn Left on Ridge Rock and property is on the right in the corner with the long driveway.

Marketing Remark Sitting high up on the hill with views of Bell Rock, Courthouse, and Castle Rock with the Sedona golf Resort in your back yard. This is one of the most spectacular locations in the development, which sits at the highest most easterly point of the subdivision. Luscious colors, and a feeling of Europe comes to mind when you enter this elegant but comfortable home. Easy outside landscaping gives plenty of time to enjoy friends and family as you entertain them on the private back patio, with a napoleon built-in Bar-B-Que. The large back yard and patio backs to the 3rd Tee Box of the Sedona Golf Resort. Not a worry of balls hitting this home. Every detail has been paid attention to. This is the special home you have dreamed of owning. Excluded are the two chandlers at the entry. **SELLER WILL PAY ALL OF THE BUYERS CLOSING COSTS, UP TO \$5,000.**

Amount of Taxes	2242.00	Tax Year	2006
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Association Fees Amt	\$150.00
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Features

Appliances Included	Refrigerator, Disposal, Washer/Dryer, Dishwasher, Microwave, Range/Oven	External Amenities	Open Patio, Covered Patio, Perimeter Fence, Landscaping, Sprinkler/Drip, Built in BBQ, Fenced Backyard
Internal Amenities	Garage Door Opener, Smoke Detector	Cooling	Refrig/Central, Ceiling Fan
Heating	Forced Elec	Fireplace	Woodburning Fireplac
Windows	Double Glaze, Screens, Tinted	Window Coverings	Pleated Shades
Kitchen Features	Electric, Breakfast Bar, Island, Breakfast Nook	Living Room Features	Cathedral Ceiling, Ceiling Fan, Great Room
Master Bedroom Desc	With Bath, Walk In Closet, Separate Tub/Shower	Other Rooms	Study/Den/Library, Laundry
Floor Plan	Open/Modern, Split Bedroom, Great Room	Levels	Single Level
Floors	Carpet, Stone	Style	Contemporary, Southwest
Construction	Metal, Stucco	Roof Materials	Tile
Foundation	Slab	Basement	None

Handicap Features	None	Mobile Home Type	None
Flood Zone	Non Flood Zone	Buildings	None
Parking	Two Car	Road Access Type	County, Paved
Road Maintenance	County Maintained	On-Site Wtr Trt Sys	None
Utilities Installed	Electricity, Natural Gas, Private Water, Telephone, Cable TV, Underground, Individual Meter, Sewer (Private)	Water Heater	Electric
Irrigation	None	Pet Privileges	Domestics
Location	Mountain Views, Red Rocks, Other See Remarks	Views	Mountains, Red Rocks/Boulders, Panoramic, Golf Course
Homeowners Warranty	Seller Pays		

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March 2008		

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